



Lytham
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**Apartment 3 High Legh, Marine Drive, Lytham St Annes FY8
1AU**

£340,000

Stunning ground floor apartment with breathtaking views of Granny's Bay and Fairhaven Lake, just a short stroll from Lytham Green and offered with no chain



Hallway

Approached by a panelled door with centre spy hole. Coving, wall lights, built-in storage cupboard with coat hooks, radiator, telephone point and secure entry phone system. Doors leading to the following rooms:

Lounge

UPVC double glazed windows to the front and side, with views over Fairhaven Lake and Granny's Bay. Coving, TV aerial point, radiators. Open plan to Dining Room and Kitchen.

Dining Room

UPVC double glazed window to the front, with views over Fairhaven Lake and Granny's Bay. Coving, radiator and spot lighting.

Kitchen

Range of soft close fitted wall and base units with laminate work surfaces incorporating a 1 ½ bowl composite drainer sink with chrome mixer tap. Integrated appliances include: Gorenje stainless steel electric multi-function oven, Neff microwave oven, Gorenje four ring induction hob and illuminated extractor above, Gorenje dishwasher, Gorenje washing machine, fridge and freezer. Fully tiled walls, spot lighting, Karndean flooring and under-unit lighting.

Bedroom One

UPVC double glazed window to the rear. Radiator. Door to:

Ensuite

UPVC double glazed obscure window to the rear. Three-piece white suite, comprising: panelled bath with chrome mixer tap, wall mounted chrome controls, handheld shower attachment and overhead rain shower; RAK WC with dual push button flush and soft close seat; and RAK pedestal wash hand basin with chrome mixer tap. Fully tiled walls and flooring, spot lighting, extractor fan and chrome towel radiator and built-in cupboard housing Vaillant Eco-Tec Pro boiler.

Bedroom Two

UPVC double glazed window to the rear. Coving and radiator. Door to:

Ensuite

Three-piece white suite, comprising: feature walk-in shower enclosure with Galaxy Aqua 3000 electric shower positioned above; RAK WC with dual push button flush and soft close seat; and RAK pedestal wash hand basin with chrome mixer tap. Spot lighting, extractor fan and fully tiled walls and flooring.

Communal Entrance

Secure entry phone system, letter boxes and cupboard housing gas meters. Lift and staircase leading to the upper floors.

External

Attractive lawned gardens to the front and side with planted flower beds and borders, hosting a variety plants, shrubs and trees. Communal bin storage room. Tarmac driveway leading to communal garage.

Communal Garage

Electric up and over door. Further personal access door. Allocated parking space. Power, lighting and water tap.

Additional Information

Council Tax Band – E

Tenure - Leasehold for the residue of 999 year term

Maintenance Charge (including ground rent) - £215 per month, covering the cost of general maintenance of the block, communal areas including gardening, cleaning, ground rent, window cleaning and lift maintenance.

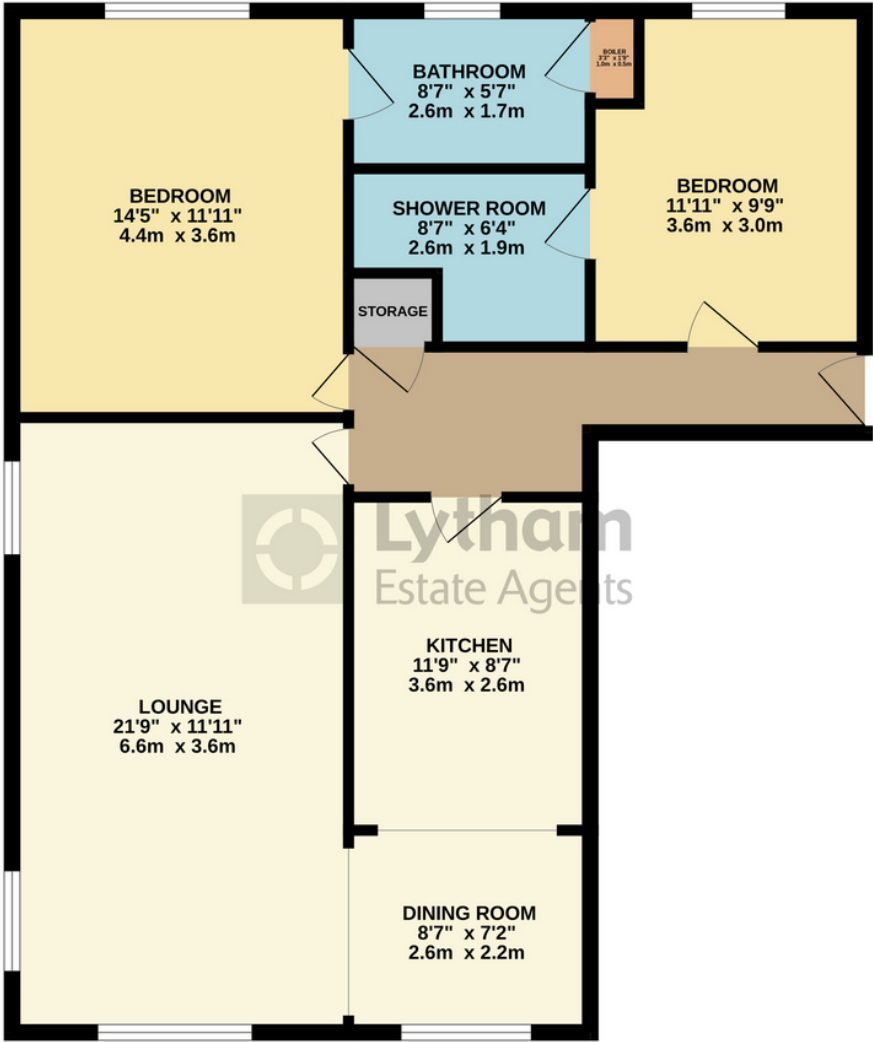
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Floor Plans

GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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